S13-048

FINAL PLAT

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20140106000004600 1/1 $26.00
Shelby Cnty Judge of Probate, AL
01/06/2014 08:13:41 AM FILED/CERT

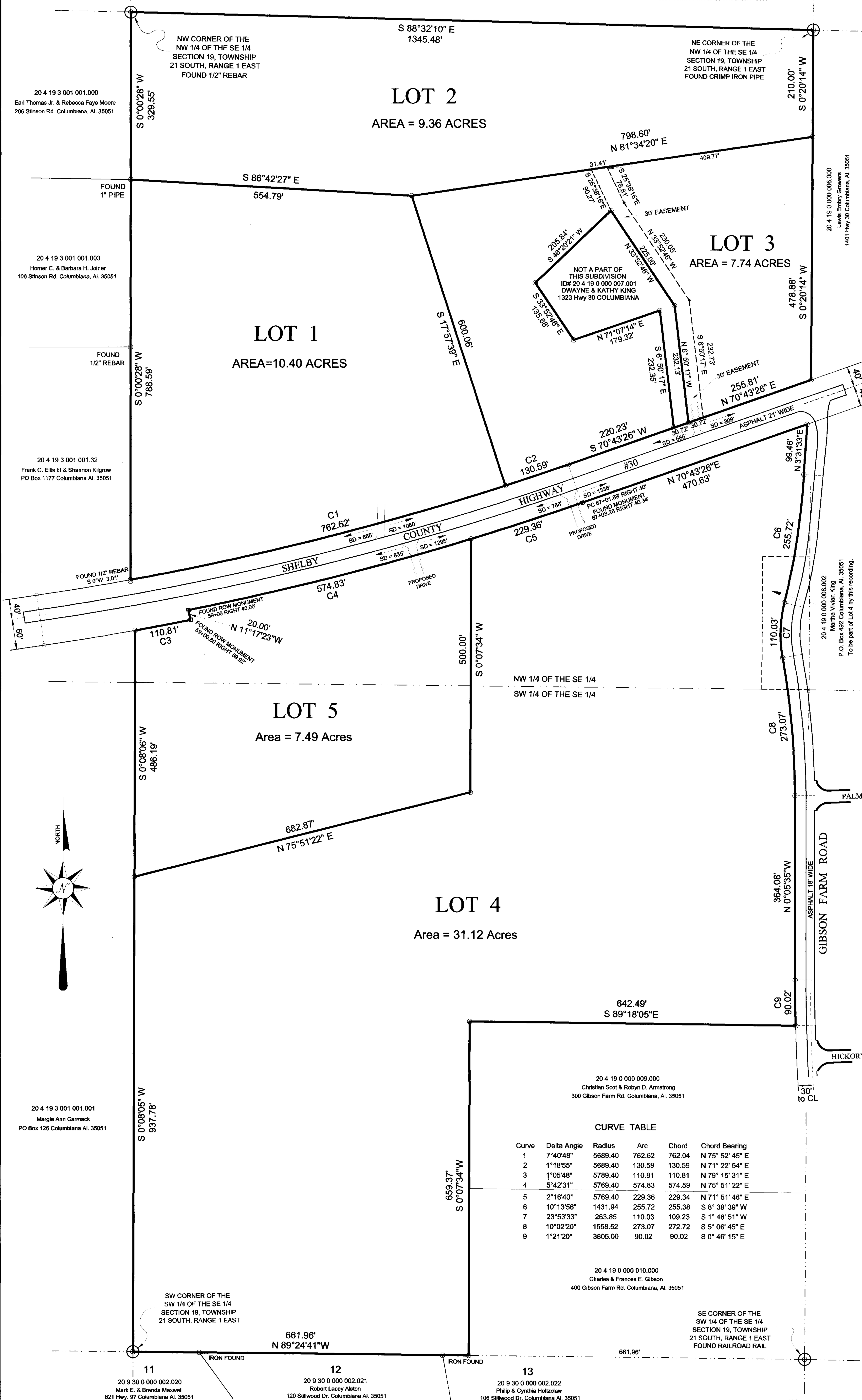
KING FAMILY SUBDIVISION

LOCATED IN THE WEST 1/2 OF THE SE 1/4 SECTION 19, TOWNSHIP. 21S, RANGE 1E

SHELBY COUNTY, ALABAMA

PREPARIED BY
RODNEY SHIFLETT SURVEYING
ALABAMA REG.# 12487
P.O. BOX 204 COUMBIANA, AL. 35051
PHONE (205)-669-1205
DATE 12-18-2013

DWG# KING FAMILY SUB RM PRINT.dwg



CURVE TABLE

Curve	Delta Angle	Radius	Arc	Chord	Chord Bearing
1	7°40'48"	5689.40	762.62	762.04	N 75° 52' 45" E
2	1°18'55"	5689.40	130.59	130.59	N 71° 22' 54" E
3	1°05'48"	5789.40	110.81	110.81	N 79° 15' 31" E
4	5°42'31"	5769.40	574.83	574.59	N 75° 51' 22" E
5	2°16'40"	5769.40	229.36	229.34	N 71° 51' 46" E
6	10°13'56"	1431.94	255.72	255.38	S 8° 38' 39" W
7	23°53'33"	263.85	110.03	109.23	S 1° 48' 51" W
8	10°02'20"	1558.52	273.07	272.72	S 5° 06' 45" E
9	1°21'20"	3805.00	90.02	90.02	S 0° 46' 15" E

SHELBY COUNTY NOTES:

1. ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES AND MAYBE USED FOR SUCH PURPOSES TO SERVE THE PROPERTY BOTH WITHIN AND WITHOUT THE SUBDIVISION. SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT OF WAY.

2. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.

3. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APROVAL OF THE SHELBY COUNTY PLANNING COMMISSION.

4. DRIVEWAYS SHALL BE RESTRICTED TO THE LOCATIONS SHOWN ON THIS PLAT. DRIVEWAY ACCESS PERMIT REQUIRED PRIOR TO INSTALLATION OF DRIVEWAYS. CONTACT THE SHELBY COUNTY HIGHWAY DEPARTMENT AT 669-3880 TO OBTAIN ACCESS PERMIT.

5. THIS ENTIRE PROPERTY IS LOCATED IN ZONE "X", AS SHOWN FROM THE LATEST FLOOD INSURANCE RATE MAPS, PANEL # 01117C0437E AND 00117C0429E. DATED FEBRUARY 20, 2013.

6. MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

7. ANY CONSTRUCTION OR ENCROACHMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.

8. NO ENCROACHMENTS, INCLUDING STRUCTURES OR FILL MATERIAL, SHALL BE PLACED WITHIN A DESIGNATED FLOOD PLAIN UNLESS AND UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT HAS BEEN SUBMITTED AND APPROVED BY THE COUNTY ENGINEER. ALL DEVELOPMENT WITHIN A DESIGNATED FLOOD PLAN MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.

9. SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

10. THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. LIME SINKS AS LOCATED AND SHOWN ON THE ABOVE PLAT WAS FOUND BUT NOT REPAIRED, UNLESS OTHERWISE NOTED ON THE PLAT. THIS SURVEYOR, SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY PLANNING COMMISSION AND THE INDIVIDUAL MEMEBERS THEREOF, AND ALL OTHER AGENTS, SERVANTS, OR EMPLOYEES OF SHELBY COUNTY, ALABAMA, MAKE NO REPRESENTATIONS WHATSOEVER THAT THE SUBDIVISION LOTS AND STREETS ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSES WHATSOEVER.

11. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR THE PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.

12. ALL PARTS OF THIS MAP HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA.

13. BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.

14. SHELBY COUNTY IS NOT RESPONSIBLE FOR ANY ACCIDENTS THAT MAY HAPPEN AT EXISTING DRIVEWAYS.

15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SHELBY COUNTY SPECIFICATIONS.

16. SHELBY COUNTY WATER SERVICE IS AVAILABLE AT THIS LOCATION. SEWER IS NOT AVAILABLE FROM SHELBY COUNTY.

17. THE CURRENT ZONING FOR THIS SUBDIVISION IS A-1.

18. THE SUBJECT SITE IS LOCATED WITHIN THE COOSA RIVER BASIN. LAND DISTURBANCE SHOULD INCLUDE BEST MANAGEMENT PRACTICES (BMPs) THAT ARE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENTCONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS TO PREVENT SEDIMENT FROM ENTERING DRAINAGE WAYS OR STREAMS. IF DISTURBANCE AREA IS ONE ACRE OR GREATER, AN NPDES PERMIT SHOULD BE ACQUIRED FROM ADEM PRIOR TO DISTURBANCE.

0' 100' 200' 300'

SCALE 1" = 100'

I THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT RODNEY SHIFLETT, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE, THAT AFTER BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATES, DOES EXECUTE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF DECEMBER, 2013.

BY: April Clark MY COMMISSION EXPIRES 1-9-2017

NOTARY PUBLIC

APRIL SHANNON CLARK, My Commission Expires 01-09-2017, NOTARY PUBLIC, SHELBY COUNTY, ALABAMA

I THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THOMAS A. KING, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE, THAT AFTER BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATES, DOES EXECUTE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF DECEMBER, 2013.

BY: [signature] MY COMMISSION EXPIRES 05/16/2017

NOTARY PUBLIC

I THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT CHARLES D. KING, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE, THAT AFTER BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATES, DOES EXECUTE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF DECEMBER, 2013.

BY: Joanna D Scale MY COMMISSION EXPIRES 01/04/14

NOTARY PUBLIC

I THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT MARTHA V. KING, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE, THAT AFTER BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATES, DOES EXECUTE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF DECEMBER, 2013.

BY: Joanna D Scale MY COMMISSION EXPIRES 01/04/14

NOTARY PUBLIC

STATE OF ALABAMA
SHELBY COUNTY

THE UNDERSIGNED, RODNEY SHIFLETT, REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND THOMAS A. KING, CHARLES D. KING AND MARTHA V. KING OWNERS, HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF SAID OWNERS; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LAND SHOWN THEREIN TO BE KNOWN AS " KING FAMILY SUBDIVISION "; SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS; GIVING THE LENGTH AND THE BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER; SHOWING THE STREETS, ALLEYS, AND PUBLIC GROUNDS; GIVING THE BEARINGS, LENGTH, WIDTH, AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK; AND SHOWING THE RELATIONS OF THE LANDS TO THE GOVERNMENT SURVEY; AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED BY SMALL OPEN CIRCLES ON SAID PLAT OR MAP. SAID OWNERS FURTHER CERTIFY THAT THEY ARE THE OWNERS OF SAID LAND AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE.

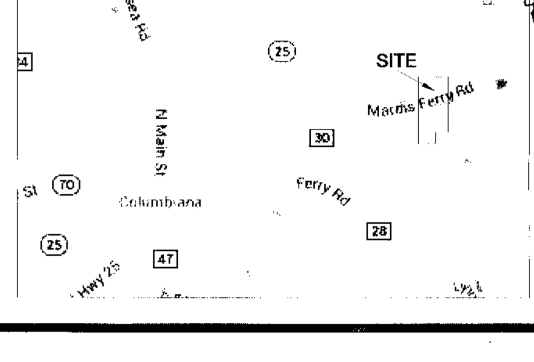
WE AS OWNERS HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS KING FAMILY SUBDIVISION, A PART OF SHELBY COUNTY, ALABAMA, AND THAT THE STREETS, ALLEYS, EASEMENTS, PUBLIC GROUNDS AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO USE OF THE PUBLIC.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

BY: Rodney Shiflett	12/18/13	BY: T. A. King	12-19-13	BY: Charles D. King	12/19/13	BY: Martha V. King	12-19-13
RODNEY SHIFLETT, Reg. No. 21784	DATED	THOMAS A. KING, OWNER	DATED	CHARLES D. KING, OWNER	DATED	MARTHA V. KING, OWNER	DATED

ALABAMA REGISTERED No. 21784 PROFESSIONAL LAND SURVEYOR RODNEY Y. SHIFLETT

VICINITY MAP



Signature	Title	Date
John Entrekin	DISTRICT FIRE CHIEF	12/20/13
[signature]	SHELBY COUNTY ENGINEER	1/3/2014
David Hunke	SHELBY COUNTY PLANNING COMMISSION	1-4-14
[signature]	SHELBY COUNTY DEPARTMENT OF HEALTH	12/20/13

FOR RECORDING PURPOSES ONLY